

Access Statement

The Gate House, Shire End Farm, Bath

Introduction

The Gate House is a converted 19th century barn situated on the outskirts of Bath. Our aim is to provide relaxing and comfortable accommodation for visitors to the wonderful architectural City of Bath. With this in mind we hope that our statement answers any questions you may have regarding the facilities available, the standard of accommodation and local amenities. If, however, you need further information please call 01225 851409 or email farm@shire-end.co.uk. We look forward to welcoming you to The Gate House.

We operate a no-smoking policy throughout the property and we do not allow pets.

This statement is available via our website and can also be found in the Information Pack within the property.

Pre-Arrival

- Instructions on how to reach The Gate House can be found on our website <https://shire-end.co.uk> or email farm@shire-end.co.uk.
- Booking enquiries are made via our website or by calling 01225 851409.
- There is no bus service to the property and so own transport is essential. There is ample parking available at the property and there is also a parking space available to guests in the centre of Bath.
- A welcome pack is provided but we are happy to arrange for shopping to be delivered - if you require this facility please advise at least one week before arrival.
- We are situated on the main A46 road into Bath - the Gate House having been built long before the road. This means that there is some background road noise in the property.

Arrival & Car Parking Facilities

- Ample parking is provided at the front of the Gate House where luggage can be unloaded.
- The entrance has three steps 16cm high, 50cm deep and 2.46m wide leading into the Kitchen/Diner.

- The main door to the property is 74cm wide and 1.95m high with a window to both sides.
- There is weatherboard across the length of the threshold of the main door the height of which is included in the height of the third step.
- There is an alternative entrance to the side of the property which leads directly into the Sitting Room on the upper floor. Access is via 5 wooden steps with handrails to both sides 1.05m wide, 24cm deep and 20cm high. At the top of these stairs is a clear space of 1.05m x 1.7m with handrails to both sides. The door is 1.06m wide and 1.49m high and there is a weatherstrip to the threshold which is 14cm high.
- For those guests arriving after dark there are sensor light to both sides of the property which will be triggered by your arrival.
- Guests should buzz the intercom at the gate adjacent to the Gate House to announce their arrival so that we can greet them and hand over keys etc.

Main Entrance, Reception & Ticketing Area

- The entrance has three steps 16cm high, 50cm deep and 2.46m wide leading into the Kitchen/Diner.
- The main door to the property is 74cm wide and 1.95m high with a window to both sides.
- There is weatherboard across the length of the threshold of the main door the height of which is included in the height of the third step.
- The main door leads into the Kitchen/Diner where there is a clear space of 2.0m clear of doors and furniture.

Public Areas - Hall, Stairs, Landing, Corridors etc.

- There is a corridor leading from the Kitchen/Diner which gives access to the Bathroom, Bedrooms and spiral staircase to the upper floor where the Sitting Room is situated.
- The entrance to the corridor is 2.12m high and 74cm wide. There is a short corridor 1.45m leading to the Bathroom which is 74cm wide.
- The corridor then turns to the right towards the Bedroom for 1.86m where the width is 94cm at its narrowest. There is a radiator to the right hand side.
- The corridor then turns to the left towards the stairwell and second bedroom for 4.45m. The corridor width is 1.0m at its narrowest and there is a door to a storeroom on the left hand side.
- At the end of the corridor there is an opening to the left which leads to the stairwell.

- The stairwell opening is 74cm wide with two steps leading to the spiral staircase – 1st step to the left is 33cm square with a height of 22cms – 2nd step is 1.58 wide x 1.47 deep with a height of 19cms.
- The stairwell is 1.6m x 2.3m with a clear space of 1.0m between the door and the bottom of the stairs.
- There is a spiral staircase leading to the Sitting Room consisting of 11 steps 23cm high and 63cm wide. There is a continuous handrail to the right of the staircase.
- At the top of the staircase the landing step is 63cm wide and 80cm deep.

Public Areas - Sitting Room, Lounges, Lobbies etc.

- The Dining Room dimensions are 5.1m x 4.5m.
- The Dining area is open plan and has a table measuring 1.8m long, 90cm wide and 78cm high. The space from the floor to the underside of the table is 63cm.
- The free space surrounding the table is 94cm to the left, 48cm to the rear and 1.32m to the right.
- The 6 Chairs are wooden.
- There are an additional 2 wicker chairs and a leather sofa in this area.
- All Dining room furniture is moveable.
- There is an oak floor throughout.
- At the rear of the Dining area there are two steps 18cm high, 74cm wide and 29cm deep leading from the Kitchen/Diner to the corridor which gives access to the Bathroom, Bedroom and stairs to the upper floor.
- There is a spiral staircase leading to the Sitting Room consisting of 11 steps 23cm high and 63cm wide. There is a continuous handrail to the right of the staircase.
- At the top of the staircase the landing step is 63cm wide and 80cm deep.
- The dimensions of the Sitting Room are 7.6m x 4.6m.
- The Sitting Room has an oak floor.
- There is an emergency exit door from the Sitting Room 1.06m wide and 1.49m high. There is a weatherstrip to the threshold which is 14cm high. For those unable or unwilling to use the spiral staircase access can be gained through this door into the upper floor via 5 wooden steps with handrails to both sides 1.05m wide, 24cm deep and 20cm high. At the top of these stairs is a clear space of 1.05m x 1.7m with handrails to both sides.

- There are two large Velux windows with remote-controlled black-out blinds and a window at floor level.
- The furniture in this area is all moveable and consists of 3 large fabric covered sofas, a coffee table, two tables with lamps and a flat screen digital TV. There is also a playstation 2/DVD player and a video player complete with games and films and an IPOD docking station/speakers.

Laundry

There is a standard size front loading washer/dryer in the fitted kitchen on the ground floor.

There is also a clothes horse in the store room opposite the bedroom.

An iron and ironing board can also be found in the store room.

Bedrooms & Sleeping Areas

Bedroom 1

- The bedroom dimensions are 3.9m x 4.5m.
- There is one 5' King size bed provided.
- Bed height is 55cm floor to top of mattress.
- There is 77cm free space to the right (between the window and the bed), 1.55m to the left of the bed (between the door and the bed) and 1.4m from the bottom of the bed to the chest of drawers.
- There is triple wardrobe, two bedside tables with lamps and a chest of drawers.
- All furniture is moveable.
- Feather and anti-allergenic pillows are available all of which have pillow protectors. Please advise any preference prior to arrival The king size bed has a duvet and cotton bedding. Additional duvets/bedding are available for the two additional sofa beds situated in the Dining and Sitting Room areas.
- All beds are fitted with mattress protectors.
- There is an emergency exit door 1.22m, 1.78 high. There is a step up to the door which is 39cms and a step down from the door (outside) which is 33cm.

Bedroom 2

- The bedroom dimensions are 4.58m x 3.38m.
- There is a corridor leading into the room which is 1.93m x 79cm and measures 57cm at its narrowest part
- There is one 5' King size bed provided.
- Bed height is 55cm floor to top of mattress.
- There is 99cm free space to the left of the bed (between the en- suite and the bed) and 59cm to the left (between the bed and the chest of drawers) There is 94cm free space from the bottom of the bed to the door.
- There is a bedside table with lamp, a coat stand with coat hangers and a chest of drawers.
- All furniture is moveable.
- Feather and anti-allergenic pillows are available all of which have pillow protectors. Please advise any preference prior to arrival The king size bed has a duvet and cotton bedding. Additional duvets/bedding are available for the two additional sofas situated in the Dining and Sitting Room areas.
- All beds are fitted with mattress protectors.
- There is an emergency exit door 75cm wide and 2.0m high. There is a step up to the door which is 26cms and a step down from the door (outside) which is 7cm.
- There is a door to the left of the bed which leads to the en-suite. The door width is 76cm.

Bathroom, Shower-room & WC

Main Bathroom

- Bathroom Dimensions are 1.53m x 2.37m. There is a mirror above the basin.
- Door width 76cm.
- Bath with shower over.
- Bath height 58cm with glass shower door to left. Access into bath is 84cm.
- Basin height 85cm.
- Basin width 57cm.

- Toilet height 44cm.
- Toilet width 38cm.
- There is a clear space of 21cm to the left of the toilet and 36cm to the right.
- Available free space free of door and furniture 82cm x 1.0m. Tiled floor.

En-suite Bathroom

- Bathroom Dimensions are 92cm x 69cm. There is a mirror above the basin.
- Door width 76cm.
- There is a walk in shower.
- Shower dimensions are 88cm x 88 cm with glass shower door. Access into the shower is 64cm.
- The step height into the shower is 23cm.
- Basin height 81cm.
- Basin width 48cm.
- Toilet height 44cm.
- Toilet width 38cm.
- There is a clear space of 27cm to the left of the toilet and 28cm to the right.
- Available free space free of door and furniture 1.4m x 55cm. Tiled floor.

Self-Catering Kitchen

- The dimensions of the Kitchen are 4.5m x 2.5m.
- Kitchen entrance is 2.8m wide.
- Worktop height is 96cm.
- Oven door is drop down, height of lowest shelf is 56cm and can be accessed from all sides.
- Sink is 96cm high.
- Hob is 96cm high.
- Flooring is oak throughout.

- The Kitchen is evenly lit with spotlights above sink, units and hob.
- Free-standing Fridge/Freezer - highest shelf in fridge is 1.25m and lowest drawer in freezer is 36cm. Shelves in fridge are adjustable.
- Front loading Washer/Dryer.
- Front loading Dishwasher.
- Fire Blanket
- Fire Extinguisher

Additional Information

- A Welcome Pack is provided for all guests providing a few essentials to get you under way.
- An Information Pack is provided giving information about the property, local amenities, emergency numbers etc.
- We encourage guests to follow our recycling program, details can be found in the Information Pack.
- We operate a no pets policy.
- The premises are non-smoking.

Address	The Gate House Shire End Farm Gloucester Road Upper Swainswick Bath BA1 8AE
Phone	01225 851409
Email	farm@shire-end.co.uk
Grid Reference	ST 74560 70560
Hours of Operation	The Gate House is open all year round. We are a family run establishment and we are therefore able to be flexible in terms of arrival and departure. However, it is essential that estimated arrival and departure times are agreed in advance.
Emergency Numbers	07709 431111 - Steve Cochrane 07402 277455 - Claire Cochrane
Local Accessible Taxi Numbers	01225 444444 - Abbey Taxis (www.acarsbath.co.uk) 01225 447777 - Bath Taxis (www.bathtaxis.co.uk) 01225 464646 - V Cars (www.v-cars.com)

Contact Telephone and Email Address

We welcome your feedback to help us continually improve if you have any comments please phone 01225 851409 or email farm@shire-end.co.uk